

CITY OF BEVERLY PLANNING BOARD
SPECIAL PERMIT APPLICATION FORM, or
MODIFICATION OF SPECIAL PERMIT APPLICATION
(please type or print clearly)

Date: August 7, 2017

Received by: _____

1. Name & Mailing address of petitioner: YNS Affordable Housing, Inc., 245 Cabot Street,
Beverly, MA 01915

2. Name & Mailing address of property owner: same

3. Petitioner's telephone number: 978-921-1990 Fax number: 978-921-4553

4. Property owner's telephone number: same Fax number: same

5. Street address of subject property: 245 Cabot Street, Unit 2
Assessors Map/Lot Numbers: Map 11, Lot 458-2

6. If petitioner is the owner, state date of acquisition and the name of the person from whom title was acquired: Date of acquisition: January 24, 2013; Acquired from Cabot Affordable Housing Limited Partnership

7. If petitioner is not the owner, state interest or status of petitioner in land: N/A

8. Specific provision(s) of the zoning ordinance involved in this application: Section 300 40 C(1)(b) Rooming House
Use: 300 40D.(5)(f) Maximum building height
over 55 feet (building will be 58 ft. 1 inch); 300-59D, Deviation from parking requirements for Rooming
house use.

9. State the use for which permission is being sought: Applicant seeks a special permit to renovate and enlarge the
existing 45 Rooming House Unit and increase the number of Rooming House Units from the existing 45 to a
proposed 69; a Special Permit to allow the height of the building to be 58 ft. 1 in.; and a Special Permit*

10. Is the property which is the subject of this application contiguous to other land held in common ownership? No

The successors agree for themselves, their successors in title, and assigns to comply continuously with such conditions, limitations, and safeguards as may be specified by the Planning Board and that failure to so comply or failure to use said lot or building (if any) for the purpose above specified shall constitute a violation of and make void any special permit issued pursuant hereto.

YNS Affordable Housing, Inc.

By: _____

Signature of petitioner
Thomas J. Alexander, its Attorney

YNS Affordable Housing, Inc.

By: _____

Signature of property owner
Thomas J. Alexander, its Attorney

REQUIRED ATTACHMENTS

- Copy of current property deed
- Evidence of petitioner's right to file application if applicable (e.g. purchase and sale agreement, signed and notarized statement from property owner)
- Copy of most current record plan
- Twelve (12) copies of plan(s) drawn in accordance with the Board's requirements for said plans, and ten (10) additional copies of plans, size 11" x 17"
- \$400.00 filing fee (cash or check made payable to the City of Beverly)
- List of names and addresses of parties in interest as defined by M.G.L. Chapter 40A, Section 9
- Submit an electronic copy (PDF preferred) of all material by application deadline

*to allow a deviation for the parking requirement for Rooming House use.

CITY OF BEVERLY
SITE PLAN REVIEW APPLICATION, or
MODIFICATION OF SITE PLAN REVIEW APPLICATION
(please type or print clearly)

August 7, 20¹⁷ _____, 20_____
(date) (date received)

Name of owner (please print): YNS Affordable Housing, Inc.

Address of owner: 245 Cabot Street, Beverly, MA 01915

Telephone number (H): n/a (W): 978-921-1990

Name of applicant (please print): YNS Affordable Housing, Inc.

Address of applicant: 245 Cabot Street, Beverly, MA 01915

Telephone number (H): N/A (W): 978-921-1990

Address of property: 245 Cabot Street, Unit 2

Assessors' Map #: 11 lot#: 458-2 zoning district: CC

Total Area of Land: 11,354 +/- sq. ft.

Description of project: Applicant seeks to remove existing squash court from the fourth floor and replace that with a larger fourth floor addition that will allow for the renovation and enlargement of the existing 45 Rooming House units and the addition of 24 additional Rooming House units, all of which will be restricted to individuals of low and moderate income as defined by Chapter 315 of the Beverly Ordinances.

The deed for this property is recorded in Essex South District

Registry of Deeds, Book # 32158, Page # 342

YNS Affordable Housing, Inc.

By: 

(signature of property owner)

Thomas J. Alexander, Its Attorney

(signature of applicant if not owner)

** See attached copy of zoning ordinance for plan and filing requirements and procedure**

INCLUSIONARY HOUSING REGULATIONS

315 Attachment 1

City of Beverly

Appendix A Inclusionary Housing Application Form

CITY OF BEVERLY PLANNING BOARD INCLUSIONARY HOUSING APPLICATION

File one original and 11 copies of completed form with the Beverly Planning Board, together with a \$100 filing fee. One completed form will also be filed with the City Clerk. See attached copy of Inclusion of Affordable Housing Submission Requirements, Procedures and Supplemental Regulations (the "Regulations") and Chapter 300, Zoning, Article XV, Inclusion of Affordable Housing, for plan filing requirements and review procedures.

August 7, 2017, 20_____, 20_____
(date) (date received)

Name of owner (please print): YNS Affordable Housing, Inc.

Address of owner: 245 Cabot Street, Beverly, MA 01915

Telephone number (H): (W): 978-921-1990

Name of applicant (please print): YNS Affordable Housing, Inc.

Address of applicant: 245 Cabot Street, Beverly, MA 01915

Telephone number (H): n/a (W): 978-921-1990

Address of property: 245 Cabot Street, Unit 2

Assessors' Map #: 11 Lot#: 458-2 Zoning District: CC

Total Area of Land: 11,354 +/- sq. ft.

The deed for this property is recorded in Essex South District Registry of Deeds

Registry of Deeds, Book # 32158, Page # 342

Total Number of Units: 24 new Rooming House units

Description of project; include identification of the lots(s) proposed for inclusion (on-site) units and the type of dwelling unit(s):

Applicant seeks to renovate and enlarge its existing 45 units and to add an additional 24 units by replacing existing squash court on the fourth with a larger 4th floor addition as shown on the accompanying plans. All of the units will be subject to the restriction that they be occupied by individuals of low or moderate income as defined by Chapter 315 of the Beverly Ordinances.

BEVERLY CODE

Is this project subject to Site Plan Review under § 300-98 or 300-54 of the Beverly Zoning Ordinance? Yes ^x No

Is this project subject to a Special Permit or subdivision filing with the Beverly Planning Board? Yes ^x No

YNS Affordable Housing, Inc.

By: 

(signature of property owner)

Thomas J. Alexander, Its Attorney

(signature of applicant if not owner)

Required Attachments

1. Site Plan conforming to Chapter 300, Zoning, § 300-54, 300-98 or 300-98 C, pursuant to § 315-5A(3) and (4) of the regulations.
2. Data demonstrating compliance with §§ 300-104, Housing affordability, and 300-106, Minimum percentage of affordable units, of the Zoning Ordinance.
3. Data demonstrating compliance with § 300-109, Dimensional and density regulations, of the Zoning Ordinance - for inclusion (on-site) units only.
4. Elevations, sample floor plans and interior finish specifications for typical market-rate and affordable housing units [unless applicant requests deferment from Planning Board pursuant to § 315-5A(8) of the regulations].
5. Draft Regulatory Agreement, Draft Affordable Housing Deed Rider and Draft Affirmative Marketing Plan.
6. For projects requiring a special permit pursuant to Article XV of the Zoning Ordinance, applicants shall submit information pursuant to Article IV of the regulations.